

File No.: 22007

STATUTORY WARRANTY DEED

20220628000257190 1/3 \$173.00
Shelby Cnty Judge of Probate, AL
06/28/2022 10:11:12 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Kent Property Holdings LLC
Lot 1 Applegate Trace
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:
W. Eric Pitts, Esq.
W. Eric Pitts, L.L.C.
PO Box 280
Alabaster, AL 35007
No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that **Oak Mountain Business Park LLC**, an Alabama limited liability company (hereinafter "GRANTOR"), for and in consideration of the sum of **\$145,000.00** and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Kent Property Holdings LLC**, an Alabama limited liability company (hereinafter "GRANTEE"), the following described property in Shelby County Alabama, to-wit (the "Property"):

Lot 1, according to the Final Plat of Applegate Trace, Sector One, as recorded in Map Book 56, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

\$0 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) those reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and permitted exceptions of record and as further specifically set forth on Exhibit A hereto, (b) all ad valorem taxes for the current year and subsequent years not yet due and payable and (c) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining and all right, title and interest of GRANTOR in and to all roads, alleys and ways bounding the Property except as otherwise noted or excepted above, to the said GRANTEE, and its successors and assigns forever.

GRANTOR DOES HEREBY COVENANT, for itself, its successors and assigns, with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEE, its successor and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

GRANTOR HAS HERETO set its hand and seal by and through the undersigned on June 27, 2022.

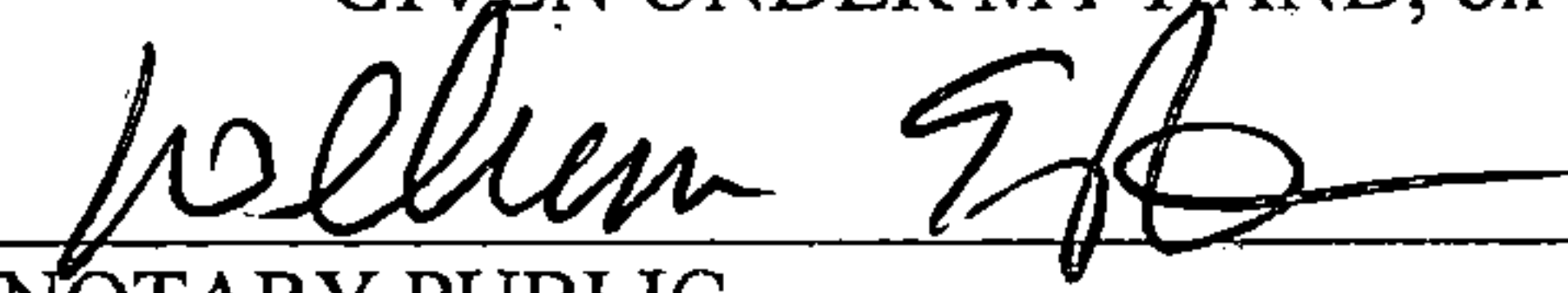
Oak Mountain Business Park LLC

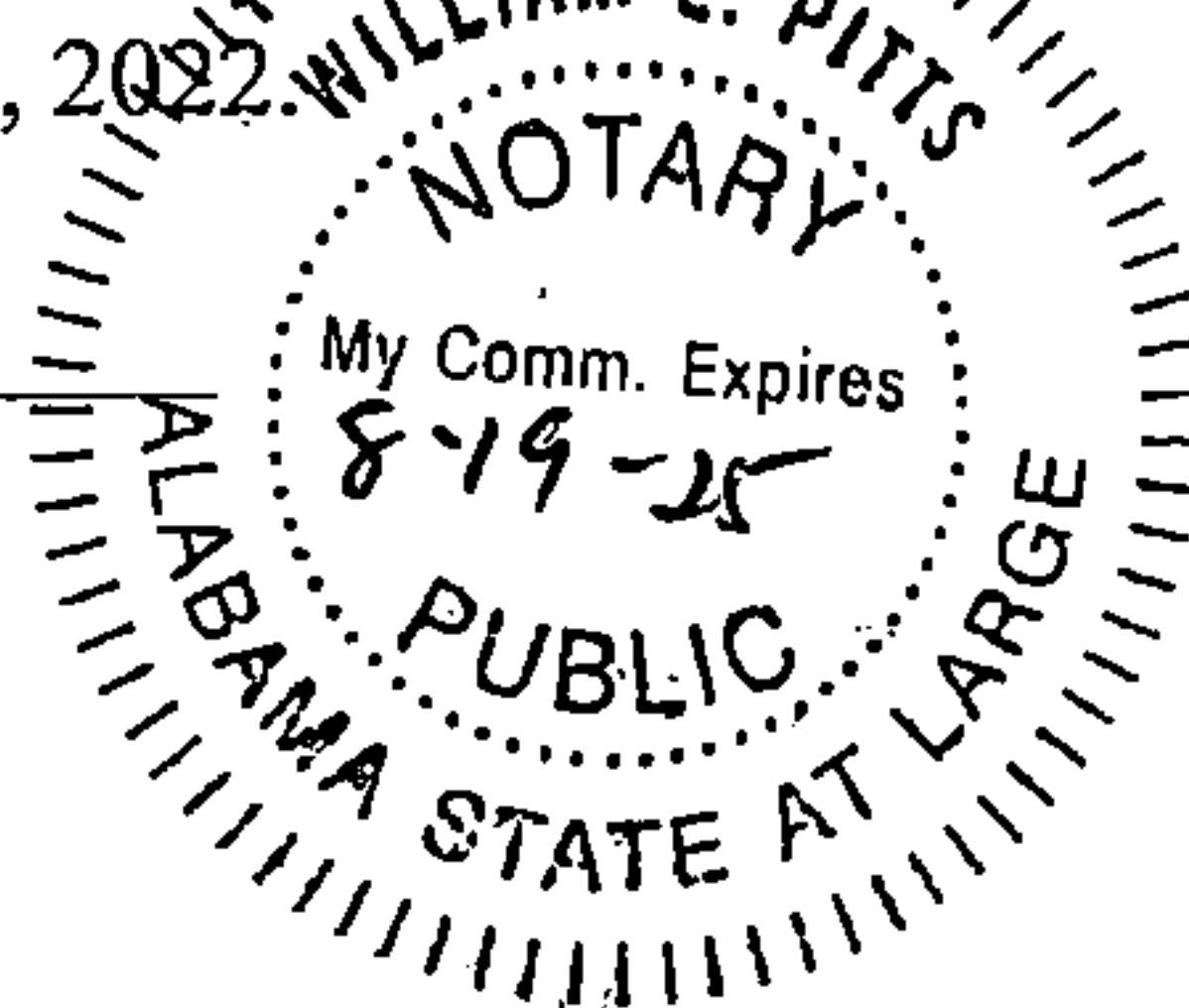

by Del Clayton
its Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Del Clayton whose name(s) is/are signed to the foregoing instrument as Manager of Oak Mountain Business Park LLC, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily as such officer acting with full authority on behalf of said entity on the day and year set forth above.

GIVEN UNDER MY HAND, on June 27, 2022.


NOTARY PUBLIC



Shelby County, AL 06/28/2022
State of Alabama
Deed Tax: \$145.00

20220628000257190 2/3 \$173.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

1. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, as set forth in Deed Book 33, Page 100; Deed Book 33, Page 300; Deed Book 244, Page 587 and Deed Book 327, Page 553, in the Probate Office of Shelby County, Alabama.
2. Right of way/easements granted to Alabama Power Company as set forth in Deed Book 242, Page 911 and Deed Book 230, Page 117, in the aforesaid Probate Office.
3. Right of Way for a public road as recorded in Deed Book 180, Page 544 and Instrument No. 20040525000278360, in the aforesaid Probate Office.
4. Declaration of Protective Covenants for Oak Mountain Business Park, LLC as set forth in Instrument Number 1998-51856; Assignment of Declarant Rights Under Declaration of Protective Covenants for Oak Mountain Business Park as set forth in Instrument Number 1999-16176; Amendment to Declaration of Covenants for Oak Mountain Business Park as set forth in Instrument Number 2000-17408; Amended and Restated Declaration of Protective Covenants and Restrictions for Oak Mountain Business Park as set forth in Instrument 20020816000389140; Declaration of Protective Covenants and Restrictions for Clayton's Addition to Oak Mountain Business Part as set forth in Instrument Number 20020816000389150, all recorded in the Probate Office of Shelby County, Alabama.
5. Drainage Agreement by and between Shelby County, Alabama; the City of Pelham, Alabama and Oak Mountain Business Park, LLC as recorded in Instrument No. 20180329000103570, in the aforesaid Probate Office.
6. Easement to BellSouth Telecommunications as recorded in Instrument No. 1998-26451, in the aforesaid Probate Office.
7. Such state of facts as set out on recorded plat of Final Plat of Applegate Trace Sector One, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 56, Page 37, in the Office of the Judge of Probate of Shelby County, AL.
8. Restrictions, covenants and conditions as set out in instrument recorded in Instrument No. 1998-51856.
9. Transmission line permit to Alabama Power Company as recorded in Deed Book 242, Page 911 and Deed Book 230, Page 117.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Oak Mountain Business Park LLC

Mailing Address 100 Applegate Court
Pelham, AL 35124

Grantee's Name Kent Property Holdings LLC

Mailing Address 1308 West Grande View Lane
Maylene, AL 35114

Property Address Lot 1 Applegate Trace
Pelham, AL 35124

Date of Sale June 27, 2022

Total Purchase Price \$ 145,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

Sales Contract

Other

xx Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 27, 2022

Print W. Eric Pitts

Unattested

Sign W. Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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